



## REFURBISHED INDUSTRIAL UNIT – TO LET

Unit 7 Block 2, Larkhall Industrial Estate, Larkhall (Junction 7, M74)

### LOCATION:

On Hindsland Road, within Larkhall Industrial estate to the south of Larkhall town centre with easy access to Junction 7, M74 and Canderside Toll, Junction 8 which is a diamond interchange where M74 north/south meets the A71 east/west. The estate is therefore ideally located for key business routes and there are connections to Glasgow, Edinburgh and the south together with links to the national motorway network M73, M8, M6 etc.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Mid terraced unit fronting Hindsland Road but with vehicular access from Thankerton Road to the rear. Brick infill construction with steel truss roof incorporating translucent panels for natural daylight to supplement the roof mounted low energy lighting.

Completely refurbished to incorporate a new, insulated panel roof; 3 phase electricity supply and rewired throughout; replacement, double glazed windows fitted with roller shutters; new toilets and kitchen; alarm; electric convector heaters in the offices; space heater in the workshop; electric roller shutter vehicular access.

Personnel access from Hindsland Road to hallway with access off to 2 connected offices, kitchen and female toilet. Roller shutter from Thankerton Road for vehicular access to small enclosed yard with covered storage and a further electric roller shutter into the workspace which is entirely open plan and offers 3.5m eaves height increasing to 3.78m in the centre. There is an additional store/work area off and refitted male toilets within the front area.



### AREA:

6185 sq ft/574.63 sq m or thereby gross internal area.

### RATEABLE VALUE: £17,100

To qualifying occupiers, 25% rates relief may be available under the Scottish Government's Small Business Bonus Scheme and prospective tenants should satisfy themselves on this aspect.

### ENERGY RATING:

EPC instructed.

### RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable period at **RENTAL OFFERS OVER £21,500 per annum** exclusive of VAT and local rates. Prospective tenants should be aware that VAT will be charged on the rent in this instance.

In the first instance all offers should be submitted to Mr Cameron of this office

### VIEWING:

STRICTLY by appointment through ourselves as agents.



**REF: I190 Prepared Nov 2018**

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